Industrial Development Authority

WASHINGTON COUNTY INDUSTRIAL PARK RULES AND REGULATIONS

Washington County Industrial Park
Title Easements and/or Protective Covenants

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Washington County Industrial Park Rules and Regulations

SECTION I PURPOSE

These Rules and Regulations provide for the orderly development, operation, and protection of the Washington County Industrial Park. They establish standards designed to protect property values, promote compatible industrial development, provide for public safety, preserve environmental quality, and ensure efficient utility and infrastructure services.

SECTION II SCOPE

These Rules and Regulations apply to all property owners, tenants, occupants, lessees, and users of property within the Washington County Industrial Park. Compliance shall be required through deed restrictions, leases, occupancy agreements, and other contractual arrangements. Any deviation from these Rules and Regulations must be approved by the Board of Directors of the Industrial Development Authority of Washington County (herein referred to as the Board of Directors).

SECTION III PARK DEVELOPMENT STANDARDS

A. Proposed Facilities and Operations

Prior to construction, occupancy, or commencement of operations, an applicant shall submit plans and specifications to the Board of Directors for review and approval. The submission shall include:

1. Building plans and elevations.
2. Description of proposed operations.
3. Site plan showing access, parking, loading areas, landscaping, and drainage.
4. Certification that operations will comply with all applicable standards contained herein including the standards for vibration, noise, odor, smoke, toxic gases, radiation, emission of particular matter, emission of process water, light glare and heat.

B. Building Lines and Setbacks

1. Minimum setback from any public street curbing shall be thirty (30') feet.
2. Corner lots shall maintain a thirty (30') foot setback from each street frontage.

3. Side and rear setbacks shall be thirty (30') feet from adjoining property lines.

   Data Center Setbacks

   For data centers, cloud computing facilities, artificial intelligence computing facilities, and similar digital infrastructure:

   a. Principal structures shall maintain a minimum setback of five hundred (500') feet from adjoining industrial or commercial property lines.

   b. Principal structures shall maintain a minimum setback of one thousand (1,000') feet from residential, agricultural, school, church, or public-use properties located outside the Industrial Park.

   c. The Board of Directors may approve a reduction or an addition of up to twenty-five percent (25%) where site conditions justify such modification.

C. Permitted Uses

The Industrial Park is intended primarily for light and medium type manufacturing, warehousing, distribution, logistics, technology, research and development, and related industrial uses.

The Board of Directors shall determine the appropriateness of proposed uses not specifically identified herein.

D. Height Limitations

The maximum height of any structure shall be seventy-five (75') feet measured from ground level at the construction site.

Data centers and associated utility infrastructure may be approved up to one hundred (100') feet in height upon approval of the Board of Directors.

E. Performance Standards

1. Vibration

Operations shall not produce vibration perceptible without instruments at any property boundary.

2. Noise

Operations shall not generate sound levels that create a nuisance to neighboring occupants.

3. Odor

Operations shall not emit offensive or objectionable odors detectable beyond the property boundary.

4. Smoke, Toxic Gases, Emissions, Radiation, and Process Water

Operations shall comply with all applicable federal (EPA), state, and local environmental regulations.

5. Glare and Heat

Operations producing glare or heat shall be enclosed or controlled so as not to create adverse impacts beyond the property boundary.

6. Data Center Performance Standards

a. Water Usage

Cooling systems shall utilize air-cooled closed-loop systems, immersion cooling systems, or comparable technologies designed to minimize water consumption.

Groundwater withdrawal for cooling purposes shall not be permitted unless specifically approved by the Board of Directors.

b. Buffering and Screening

Existing wooded areas within required setbacks shall be preserved whenever reasonably possible.

Where natural screening is insufficient, evergreen vegetation at least eight (8) feet in height at planting shall be installed.

Additional berms, fencing, or screening may be required by the Board.

c. Generator Operations

Backup generators shall be fully enclosed and acoustically insulated.

Routine testing shall occur only between 10:00 a.m. and 5:00 p.m.

Generators shall be used solely for emergency power and scheduled testing.

d. Noise Standards

Noise generated by a data center shall not exceed:

- 60 dBA between 7:00 a.m. and 7:00 p.m.
- 50 dBA between 7:00 p.m. and 7:00 a.m.

Noise shall not exceed ambient background sound levels by more than five (5) dBA at any property boundary.

Applicants shall submit a professional acoustic study prior to construction demonstrating compliance with these standards.

A post-construction acoustic study shall be submitted within thirty (30) days after commencement of operations.

e. Lighting

Exterior lighting shall be limited to that necessary for safety and security.

All fixtures shall be fully shielded and directed downward to prevent light trespass.

Lighting plans shall be approved by the Board of Directors.

f. Utility Infrastructure

Applicants shall demonstrate adequate utility capacity, including electrical infrastructure necessary to support proposed operations.

g. Decommissioning

If operations cease for a continuous period exceeding twelve (12) months, the owner shall submit a decommissioning plan.

The Board may require removal of abandoned equipment, structures, and facilities within one hundred eighty (180) days.

F. Parking and Loading Areas

All employee and visitor parking areas, loading docks, and driveways shall be paved with asphalt, concrete, or equivalent hard surface materials.

Truck loading areas shall provide adequate dimensions and clearance for intended operations, no less than 10’ X 40’ with a height clear of obstruction of 14’.

On-street parking shall be prohibited.

G. Sign Regulations/Attached Signs

1. Signs attached to buildings shall not project more than eighteen (18”) inches horizontally beyond the building face nor more than five (5’) feet above the roofline.

2. Freestanding Signs

One freestanding sign shall be permitted per street frontage and shall not exceed fifty (50’) square feet in area.

3. Illumination

Signs may be illuminated provided lighting does not create glare onto streets or adjacent properties.

H. Rail Facilities

Private rail sidings and loading facilities may be constructed where feasible and approved by the Board of Directors.

I. Utility Services

1. Natural Gas

Natural gas service shall be provided through the designated utility provider, the City of Potosi, Missouri. This contract will contain the normal intermittence clause and standby facilities should be considered. It will be incumbent upon each property owner to include an approved flow meter and recorder in the gas line when connection is made to the underground gas line adjacent to the Park streets. The City of Potosi will invoice each occupant directly for the quantity of gas used at each location. Hook-ups to the provided services will be done at the owner’s expense.

2. Water

Public water service shall be utilized. Private wells shall not be permitted unless approved by the Board of Directors. It will be incumbent upon each property owner to include an approved flow meter and recorder in the water line when connection is made to the underground water line adjacent to the Park streets. The City of Potosi will invoice each occupant for the quantity of water used at each location. Hook-ups to the provided services will be done at the owner’s expense.

3. Wastewater/Sewage

Private septic systems shall not be permitted unless approved by applicable regulatory authorities and the Board of Directors. The sewer treatment plant services will be

invoiced by the City of Potosi for the quantity of sewage used at each location. The amount of wastewater/sewage will be determined by the quantity of water used by the occupant. Before an Occupancy Permit is issued by the Board of Directors, it will be incumbent upon the property owner to supply a chemical analysis of their processing effluent to insure that the sewage treatment plant can properly handle it in conformity to EPA standards and that the system is acceptable to the City of Potosi. Hook-ups to the provided services will be done at the owner's expense.

4. Electric and Telecommunications

Electric and telecommunications services shall be provided through authorized utility providers.

5. Large Electrical Loads

Facilities requiring more than ten (10) megawatts of electrical service shall submit utility availability and infrastructure plans for review and approval.

J. Underground Utilities

Existing utility easements shall be protected and maintained.

Property owners shall connect to utility systems at approved connection points.

K. Solid Waste

Open burning of waste materials is prohibited.

Occupants shall be responsible for proper waste collection and disposal.

L. Surface Drainage

Property owners shall provide adequate drainage facilities to prevent adverse impacts on adjacent properties.

M. Minimum Parcel Size

The minimum parcel size shall be approximately four (4) acres unless otherwise approved by the Board of Directors.

N. Transfers and Speculation

Property acquired within the Industrial Park shall be developed in accordance with approved plans and may not be used for speculation purposes. If the purchaser cannot build the approved plans after the sale, the property must be offered first to the Authority for original purchase price, less any out-of-pocket expense by the Authority, as

determined by the Board of Directors. The Authority reserves rights of review regarding transfers and development commitments and maintains FIRST RIGHT of REFUSAL on any property exchange.

O. Construction Requirements

Construction shall commence within twelve (12) months of property acquisition unless otherwise approved by the Board of Directors.

SECTION IV INDUSTRIAL PARK ADMINISTRATION

The Executive or Consulting Director shall serve as the administrative contact for the Industrial Park.

The Board of Directors shall:

1. Review and approve development plans prior to the issuance of a building permit.
2. Review proposed sales, leases, and occupancy agreements to insure consistency with these rules and regulations prior to the issuance of an occupancy permit.
3. Resolve disputes between occupants.
4. Interpret these Rules and Regulations.
5. Review and approve data center and digital infrastructure developments.
6. Establish reasonable conditions necessary to protect the Industrial Park and neighboring properties.

SECTION V ENFORCEMENT

The Board of Directors may require inspections, studies, reports, and compliance documentation necessary to enforce these Rules and Regulations.

Failure to comply may result in suspension or revocation of approvals, occupancy restrictions, legal action, or other remedies available under law.

Washington County Industrial Park Rules and Regulations

CERTIFICATE

The Board of Directors of said corporation at its meeting held on September 1, 2026 duly adopted as and for the Rules and Regulations for the Washington County Industrial Park of the Industrial Development Authority of the County of Washington, Missouri the foregoing Rules and Regulations revised July 2026.

_____

President of the Authority

_____

Secretary of the Authority

STATE OF MISSOURI

County of Washington } SS.

On this _____ day of _____, 20___, before me personally appeared Donald Thompson, President of the Washington County Industrial Development Authority, AND Craig Portell, Secretary of the Washington County Industrial Development Authority, to me known to be the person(s) described in and who executed the forgoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires:

_____

Notary Public